

**BOARD OF HARBOR COMMISSIONERS  
CITY OF SANTA BARBARA  
MINUTES**

Regular Monthly Meeting

July 17, 2008

City Council Chambers - City Hall 6:30 p.m.

**ROLL CALL** 6:38 p.m.

Commissioners Present

Will Anikouchine  
Betsy R. Cramer  
Frank Kelly  
Charles Watson

Staff Present

John Bridley, Waterfront Director  
Scott Riedman, Waterfront Business Manager  
Karl Treiberg, Facilities Manager  
Mary Adams, Harbor Commission Secretary

Councilmembers Present

None

**CHANGES TO THE AGENDA**

None

**PUBLIC COMMENT**

None

**HARBOR COMMISSION MATTERS**

**1. Election of Chair**

Moved to nominate Commissioner Kelly to serve another year as Chair.  
Cramer/Watson 4-0.

Moved to nominate Commissioner Watson to serve another year as Vice Chair.  
Anikouchine/Cramer 4-0.

Commissioner Cramer felt it would be sufficient to have staff provide a series of reports on Waterfront's sustainability efforts instead of meeting as a Sustainability Committee. An updated list of Committee Assignments is attached.

Moved to remove the Sustainability Committee from the committee list and change the Selection Committee, so it is not specific to the 125 Harbor Way RFP, but will cover all upcoming tenant selections. Kelly/Anikouchine 4-0.

**2. Approval of Minutes**

Moved to approve the minutes from the June 19, 2008, Harbor Commission meeting. Kelly/Cramer 4-0.

**DIRECTOR'S REPORT**

**3. Department Update**

- Harbor Commission Rules and Agenda Process
- Tentative Agenda Items for August

Mr. Bridley asked for feedback from the Commission regarding staff's current practice of preparing and distributing Harbor Commission agenda packets. He also asked for suggestions, comments and/or changes to the Harbor Commission Rules, which were adopted in 1996. It was explained that the agenda distribution process has evolved over the past several years from hard copy distribution to its current availability online at [www.santabarbaraca.gov/boardsandcommissions/harborcommission](http://www.santabarbaraca.gov/boardsandcommissions/harborcommission). The public can be notified when the Harbor Commission agenda packet has been posted by signing up on the City's home page under **Quick Links**, Sign up for e-subscriptions. Additionally, meetings are broadcast live and rebroadcast twice on City TV as well as now being available on the internet through the City's website. If you have any questions regarding the agenda distribution process or other Commission matters, you can e-mail Harbor Commission Secretary Mary Adams at MAdams@SantaBarbaraCa.Gov.

**4. Business Services Report**

- Lease Audits

Commissioners questioned costs vs. benefits of the lease audit program and suggested perhaps doing random audits or when some irregularity arises. Therefore, tenants would never know when they were going to be audited and this would keep them honest.

Staff pointed out that when the audit program began, auditors found more discrepancies than currently. This is attributed to the success of the lease audit program. Mr. Riedman said that staff is now doing only about eight audits annually. Staff would be criticized for not being prudent in collecting rents, if they did not have a lease audit program in place.

**4. Facilities Management Report**

- Stearns Wharf
  - Public Observation Deck
  - Annual Pile Driving Project
- Harbor
  - 117 Building Roof
  - Seawall Sidewalk Repair
  - Parking Lots

**5. Harbor Operations Report**

- July 4<sup>th</sup> Recap
- King Harbor Race—August 1<sup>st</sup>
- California Marine Life Protection Act Arrives in Southern California

**NEW BUSINESS**

**7. Five-Year Lease Agreement with Dennis Longaberger**

Staff Report: Scott Riedman, Business Manager

Moved to recommend Council approve a five-year lease agreement with one five-year option with Dennis Longaberger, doing business as Sunset Kidd Yacht Sales, for a 326 square foot office at 125 Harbor Way, Suites 13 and 24, at a base rent of \$708 per month, subject to annual Cost of Living increases. Watson/Cramer 4-0.

**8. Harbor Laundry Facility**

Staff Report: Scott Riedman, Business Manager

Moved to direct staff to issue a Request for Proposal to identify a new potential operator for the laundry facility; and directed staff to evaluate any proposals received weighed against the Waterfront Department operating the laundry facility directly. Anikouchine/Cramer 4-0.

**9. Dock Ladders**

Staff Report: Mick Kronman, Harbor Operations Manager

Harbor Commission received a comprehensive staff report relating to the establishment of dock ladders in the Santa Barbara Harbor. Staff concluded that installing dock ladders in the harbor is not warranted at this time.

## **REQUEST FROM THE PUBLIC**

### **10. Public Request – Hendrick Fink**

Mr. Kronman presented background information regarding Mr. Fink's request to extend the deadline to install his mooring in the anchorage; outlined the reasons Mr. Fink was removed from the list of qualified marine inspectors and explained that it would be a conflict of interest for marine inspectors to inspect their own moorings.

Mr. Fink gave his version of the events, which caused a delay in his mooring installation; issues associated with the Coastal Commission permit; and the fact that he was unfairly removed from the qualified marine inspection list. Mr. Fink was requesting that Commission extend the deadline for him to install his mooring until a marine survey could be done and also be put back on the list of marine inspectors.

Commission asked questions of Mr. Fink and staff, evaluated the timeline of events and took no action. Commission left it up to staff to make the decision regarding Mr. Fink's request.

Commissioner Cramer suggested including in the policy that a person's own company cannot inspect their own mooring installation.

## **COMMISSION/STAFF COMMUNICATIONS**

Commission and staff decided to dispense with the August 21<sup>st</sup> meeting after reviewing vacation schedules and pending agenda items.

## **ADJOURNMENT**

Moved to adjourn the meeting at 8:35 p.m. Anikouchine/Kelly 4-0.